



137, 3809 45 Street SW  
Calgary, Alberta

MLS # A2300257



**\$265,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Interior Lot, Lawn, Level, Low Maintenance Landscape, Private, Rec		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 661
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d38
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

OPEN HOUSE SUNDAY APRIL 12 FROM 1130AM-130PM. Welcome to your new townhome in the popular community of Glenbrook! This is an excellent opportunity to own an updated 3-bedroom, 1-bathroom unit in Regent Gardens. This home provides you with living space over two floors, with a private yard (for the price of a condo!). The kitchen has has a recent renovation giving it a light an regenerated feel. All utilities except electricity are included in the condo fees, so you don't need to worry about fluctuating heating bills in the winter time! Don't hesitate, great properties like this don't last...